

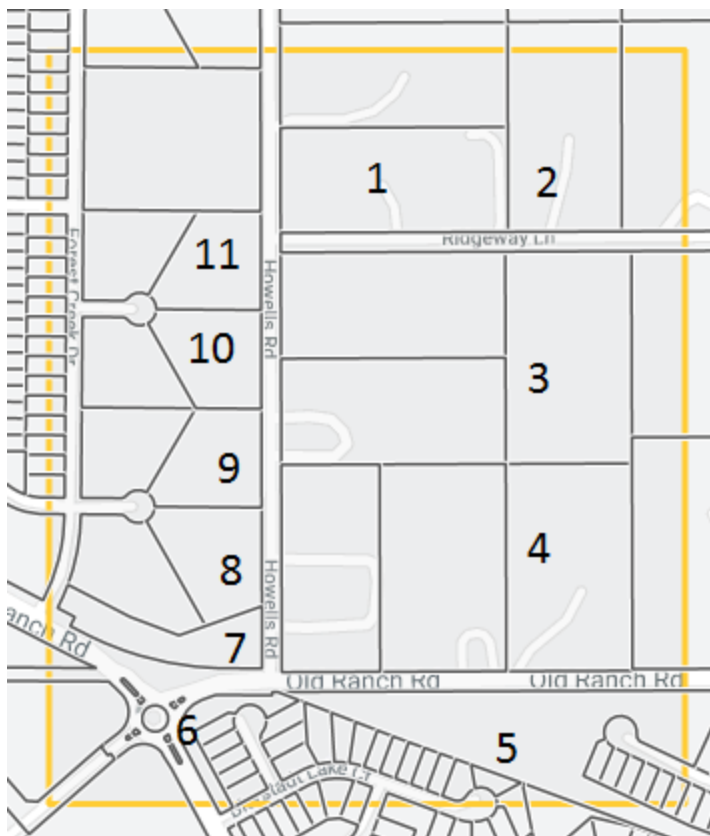
## Notice to Adjacent Property Owners

1. This letter is being sent to you because The Shire at Old Ranch is proposing a land use project in El Paso County at the referenced location (See item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:  
Mark Phelan  
10755 Howells Road  
Black Forest, CO 80908  
719-243-2678
3. Site Address:  
10755 Howells Road  
Black Forest, CO 80908  
Size: 20 acres  
Zoning: RR-5
4. We are requesting a Variance of Use to change the existing zoning of four (4) 5-acre parcels currently zoned RR5 to allow a unique creation called "The Shire at Old Ranch." The Shire at Old Ranch is a social enterprise focused on engaging people around the topics of agriculture, community, education, and energy. The property will feature a network of trails, service roads, and drives which will connect a Visitors Center, Plant Nursery, Cafe, Indoor Gathering Space, several Energy Independent Habitations, Health & Wellness Space, and SEE (The Sustainable Educational Experience 501c3 non-profit). Internal and perimeter landscaping will focus on creating habitat for people,

pollinators, and planet. Beautiful and purposeful gardens, woven into the patchwork of forest and meadow, inspire.

“The Shire at Old Ranch” serves the surrounding community as an interface between rural Black Forest and suburban Colorado Springs neighborhoods. The Visitor’s Center tells the story of The Shire at Old Ranch. The plant nursery offers regionally appropriate plants, products and knowledge. The Cafe provides comfort and food. The Indoor Gathering Space hosts a variety of happenings to quench people’s curiosity. Energy Independent Habitations will offer examples of alternative building methods and house permanent and temporary residents. The Health and Wellness Space will provide holistic health products and services. SEE (Sustainable Educational Experience 501c3) is a non-profit organization focused on educating about land stewardship, conservation, and the arts. “The Shire at Old Ranch’s” intent is to create opportunities for positive connection between people and the planet we all call home.

5. See attached drawing for existing and proposed facilities, structures, roads, etc.
6. Waiver requests--not applicable.
7. Vicinity map:



### **Adjacent Property Owners:**

1. Ariel & Eric Wach  
Schedule No.: 6223000101  
3820 Ridgeway Lane  
Black Forest, CO  
80908-3742
2. Karen and Scott Dayberry  
Schedule No.: 6223000102  
3970 Ridgeway Lane  
Black Forest, CO  
80908-3742
3. Sheila and David Swasey  
Schedule No.: 6223000057  
3975 Ridgeway Lane  
Black Forest, CO  
80908-3741
4. StrayWinds VI LLLP  
Schedule No.: 6223000056  
4050 Old Ranch Road Rd  
Black Forest, CO  
80908-3751
5. High Valley Land Co. Inc.  
Schedule No.: 6226207095  
1755 Telstar Drive STE 450  
Colorado Springs, CO  
80920-1018
6. High Valley Land Co. Inc.  
Schedule No.: 6227112006  
1755 Telstar Dr STE 450  
Colorado Springs, CO  
80920-1018
7. North Fork At Briargate  
Schedule No.: 6222404010  
1755 Telstar Drive STE 211  
Colorado Springs, CO  
80920-1018
8. Stabler Family Trust  
Schedule No.: 6222404002  
10516 Echo Canyon Drive  
Colorado Springs, CO  
80908-7411
9. Simona and Arden Duerksen  
Schedule No.: 6222404003  
10517 Echo Canyon Drive  
Colorado Springs, CO  
80908-7411
10. Angie and Christopher Diehl  
Schedule No.: 6222404006  
3725 Morrowind Court  
Colorado Springs, CO  
80908-7416
11. Jeffrey Waguespack  
Schedule No.: 6222404007  
3726 Morrowind Court  
Colorado Springs, CO  
80908-7416



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

CARALYN BARLOW  
3820 RIDGEWAY LN  
BLACK FOREST CO 80908  
-3742



9590 9402 3823 8032 8852 60

2. Article Number (Transfer from service label)

7019 1640 0001 8529 3286

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Toly Hill*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

DAVID SWASEY  
3975 RIDGEWAY LANE  
BLACK FOREST CO 80908  
-3741



9590 9402 3823 8032 8852 46

2. Article Number (Transfer from service label)

7019 1640 0001 8529 3309

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *David Swasey*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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1. Article Addressed to:

STRAYWINDS VI LLC  
4050 OLD RANCH RD  
COLORADO SPRINGS CO  
80908-3751



9590 9402 3823 8032 8852 08

2. Article Number (Transfer from service label)

7019 1640 0001 8529 3347

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Eric Wach*☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
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1. Article Addressed to:

ARIEL + ERIC WACH  
3820 RIDGEWAY LN  
BLACK FOREST CO  
80908-3742



9590 9402 3823 8032 8909 81

2. Article Number (Transfer from service label)

7019 1640 0001 8529 3392

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## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Eric Wach*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type


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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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1. Article Addressed to: <i>NORTAFORK@BRIARGATE 1755 TELSTAR DR STE 211 COLORADO SPRINGS, CO 80920-1018</i>			
 9590 9402 3823 8032 8851 85		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 019 1640 0001 8529 3361			
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<ul style="list-style-type: none"><li>Complete items 1, 2, and 3.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature <b>X</b> <i>S. Dinter</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
1. Article Addressed to: <i>ARDEN DUERKSEN 10517 ECHO CANYON DR COLORADO SPRINGS, CO 80908-7411</i>			
 9590 9402 3823 8032 8851 78		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7019 1640 0001 8529 3385			
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1. Article Addressed to: <i>HIGH VALLEY LAND CO INC 1755 TELSTAR DR STE 450 COLORADO SPRINGS, CO 80920-1018</i>			
 9590 9402 3823 8032 8851 92		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7019 1640 0001 8529 3354			
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<ul style="list-style-type: none"><li>Complete items 1, 2, and 3.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature <b>X</b> <i>Pam Stabler</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Pam Stabler</i> <i>11-4-19</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
1. Article Addressed to: <i>STABLER FAMILY TRUST 10516 ECHO CANYON DR. COLORADO SPRINGS, CO 80908-7411</i>			
 9590 9402 3823 8032 8909 98		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7019 1640 0001 8529 3378			
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<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>CHRISTOPHER DIEHL</b>  <b>3725 MORROWIND C</b>  <b>COLORADO SPRINGS, CO</b>  <b>80908</b></p>		<p>B. Received by (Printed Name)  <input checked="" type="checkbox"/> <i>[Signature]</i></p> <p>C. Date of Delivery  <b>11-6-19</b></p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7019 1640 0001 8529 3330</b></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>9590 9402 3823 8032 8852 15</p>		<p>3. Service Type</p> <p> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)         </p> <p> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery         </p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

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<p>1. Article Addressed to:</p> <p><b>JEFFREY WAGUESPACK</b>  <b>3726 MORROWIND COURT</b>  <b>COLORADO SPRINGS CO</b>  <b>80908-7416</b></p>		<p>B. Received by (Printed Name)  <input checked="" type="checkbox"/> <i>[Signature]</i></p> <p>C. Date of Delivery  <b>Jeffrey Waguespack</b></p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7019 1640 0001 8529 3323</b></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>9590 9402 3823 8032 8852 22</p>		<p>3. Service Type</p> <p> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)         </p> <p> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery         </p>	
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